

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0150.0A**ZAP DATE:** December 15, 2015**SUBDIVISION NAME:** Resubdivision of Lot 6, Block "A" of the Resubdivision of Walden Park**AREA:** 3.6671 acres**LOTS:** 2**APPLICANT:** CBL Walden Park, LLC
(Jeffery V. Curry)**AGENT:** Texas Design Interests, LLC
(Jeff Shindler)**ADDRESS OF SUBDIVISION:** 13915 N US Hwy 183 NB**GRIDS:** MF39**COUNTY:** Williamson**WATERSHED:** Lake Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** Lot 6A is zoned CS (General Commercial Services). Lot 6B is zoned CH (Commercial Highway Services).**DISTRICT:** 6**LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along the FM 620 frontage road.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 6, Block "A" of the Resubdivision of Walden Park. The plat is comprised of 2 lots on 3.6671 acres. The applicant proposes to resubdivide an existing lot into two lots for commercial use. The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins
E-mail: steve.hopkins@austintexas.gov**PHONE:** 512-974-3175

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON MAY 19, 2015.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00019674645.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.J.R.M. PANEL NO.48491-0610E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT TABLE SUMMARY:

LOT 6A 1.0139 ACRES (44,167 SQ. FT.)
LOT 6B 2.6532 ACRES (115,573 SQ. FT.)

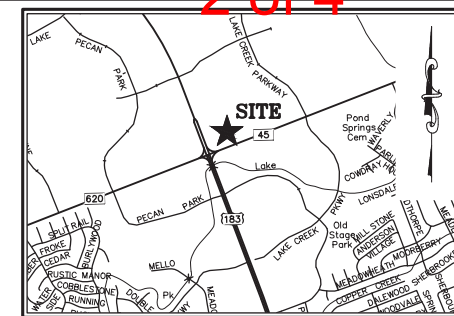
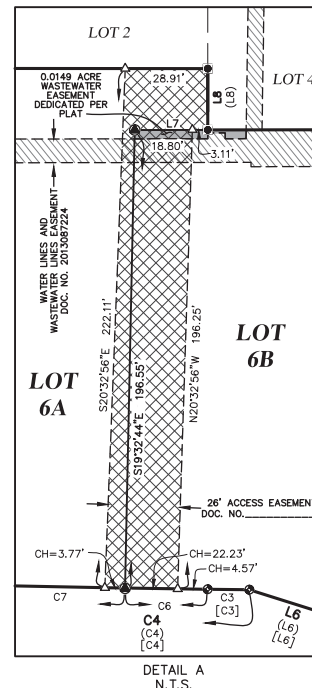
TOTAL: 3.6671 ACRES (159,740 SQ. FT.)

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
[C1]	72.78'	1,031.64'	4°02'31"	S71°13'24"W	72.76'
[C1]	72.74'	1,031.64'	4°02'23"	S71°20'42"W	72.72'
[C2]	34.06'	7,595.36'	0°15'25"	S69°19'54"W	34.06'
[C2]	34.04'	7,595.36'	0°15'24"	S69°27'12"W	34.04'
[C3]	4.50'	7,587.22'	0°02'02"	S69°47'39"W	4.50'
[C4]	60.40'	7,587.22'	0°27'22"	S69°57'21"W	60.40'
[C4]	60.40'	7,587.22'	0°27'22"	S69°07'21"W	60.40'
[C5]	359.96'	687.20'	30°00'44"	N72°26'25"W	355.96'
[C5]	359.90'	687.20'	30°00'56"	N72°27'22"W	355.90'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	72.49'	1,031.64'	4°01'33"	S71°19'15"W	72.47'
C2	34.22'	7,595.36'	0°15'29"	S69°05'06"W	34.22'
C3	4.10'	7,587.22'	0°01'52"	S69°40'48"W	4.10'
C4	60.36'	7,587.22'	0°27'21"	S69°53'33"W	60.36'
C5	360.10'	687.20'	30°01'26"	N72°26'12"W	356.00'
C6	26.80'	7,587.22'	0°12'09"	S69°47'48"W	26.80'
C7	29.46'	7,587.22'	0°13'21"	N70°00'33"E	29.46'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S68°59'36"W	122.61'
L2	N20°07'20"W	3.57'
L3	S69°46'36"W	106.57'
L4	S77°37'19"W	61.41'
L5	S73°31'33"W	82.61'
L6	S86°33'37"W	27.98'
L7	N68°54'27"E	21.91'
L8	S20°58'31"E	26.21'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L1]	S68°59'07"W	122.61'
[L1]	S68°59'07"W	122.61'
[L2]	N20°49'06"W	3.57'
[L2]	N20°49'06"W	3.57'
[L3]	S69°51'03"W	106.57'
[L3]	S69°50'06"W	106.65'
[L4]	S77°38'25"W	61.38'
[L4]	S77°34'44"W	61.73'
[L5]	S73°30'48"W	82.43'
[L5]	S73°21'52"W	82.47'
[L6]	S86°27'30"W	27.94'
[L6]	S86°51'09"W	27.59'
[L8]	S20°59'17"E	26.28'



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- - - PROPOSED SIDEWALK
- 1/2" IRON ROD WITH "WARD-5811" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "SURVCON" CAP FOUND (UNLESS NOTED)
- TXDOT TYPE II BRASS DISC FOUND
- △ CALCULATED POINT
- ▲ MAG NAIL WITH "BURY" WASHER FOUND (UNLESS NOTED)
- ▲ MAG WITH "WARD-5811" WASHER SET
- △ SURVEY CONTROL POINT
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- VOL./PG. VOLUME, PAGE
- CAB./SLD. CABINET, SLIDE
- R.O.W. RIGHT-OF-WAY
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- (.....) RECORD INFORMATION PER PLAT DOC. NO. 2013087787
- [.....] RECORD INFORMATION PER TXDOT RIGHT-OF-WAY MAPS

RESUBDIVISION OF LOT 6, BLOCK "A" OF RESUBDIVISION OF WALDEN PARK

City of Austin, Williamson County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 11/20/2015
Project: 00410
Scale: 1" = 100'
Reviewer: JSW
Tech: JLP
Field Crew: AB/RM
Survey Date: MAY 2015
Sheet: 1 OF 2

C8-2015-0150.0A

P:\00410\Draw\00410_Plot.dwg

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS§

THAT CBL WALDEN PARK LLC, A TEXAS LIMITED LIABILITY COMPANY, BY CBL & ASSOCIATES LIMITED PARTNERSHIP, ITS SOLE MEMBER AND CHIEF MANAGER, AND ACTING BY AND THROUGH CBL HOLDINGS I, INC., ITS SOLE GENERAL PARTNER, THROUGH JEFFERY V. CURRY, ESQ., ITS CHIEF LEGAL OFFICER, BEING OWNER OF 3.6671 ACRES OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT #551, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK "A" OF RESUBDIVISION OF WALDEN PARK, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2013087787 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD INSTRUMENT #2008019740 OF THE OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS, AND SAID RESUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 6, BLOCK "A" OF RESUBDIVISION OF WALDEN PARK IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

**"RESUBDIVISION OF LOT 6, BLOCK "A" OF
RESUBDIVISION OF WALDEN PARK"**

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY: CBL & ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP,
ITS SOLE MEMBER AND CHIEF MANAGER

BY: CBL HOLDINGS I, INC., ITS SOLE GENERAL PARTNER

JEFFERY V. CURRY, ESQ.
CHIEF LEGAL OFFICER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____

20____ A.D.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____
20____ A.D.

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

ENGINEER'S CERTIFICATION:

I, JEFF SHINDLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JEFF SHINDLER, P.E. DATE
TEXAS REGISTRATION NO. 91160

SURVEYOR'S CERTIFICATION:

I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

JASON WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____

20____ A.D., AT _____ O'CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY
OF _____ 20____ A.D., AT _____ O'CLOCK ____ M., IN THE OFFICIAL

PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____ A.D.

NANCY RISTER, CLERK, COUNTY COURT,
WILLIAMSON COUNTY, TEXAS

BY: DEPUTY _____

GENERAL NOTES:

- 1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
- 2) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 3) FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
- 4) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 5) NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN THE DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN/WILLIAMSON COUNTY.
- 6) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- 7) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- 8) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: STATE HIGHWAY 45. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY." [LDC, 25-6-351].
- 9) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 10) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 11) THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, ARTICLE II, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 12) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY PROVIDER WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 13) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 14) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 15) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 16) PARKLAND FEES ARE REQUIRED PER ORDINANCE PER ORDINANCE 20070621017, OR AS AMENDED, PRIOR TO APPROVAL OF ANY RESIDENTIAL SITE PLAN IN THIS SUBDIVISION.
- 17) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 6A AND 6B, BLOCK "A" REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 18) ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE CHAPTER 25-10.
- 19) THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATION MANUAL).
- 20) ALL RESTRICTION AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), WALDEN PARK SUBDIVISION AND, THE ARNOLD SUBDIVISION AT WALDEN PARK SHALL APPLY TO THIS RESUBDIVISION PLAT.
- 21) THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,

THIS THE _____ DAY OF _____, 20____ A.D.

J. RODNEY GONZALES, DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION
OF THE CITY OF AUSTIN, TEXAS,

THIS, THE _____ DAY OF _____, 20____ A.D.

CHAIR _____ SECRETARY _____

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.6671 ACRES (159,740 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 6, BLOCK "A" OF THE RESUBDIVISION OF WALDEN PARK, RECORDED IN DOCUMENT NO. 2013087787 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 3.6671 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET IN THE NORTH RIGHT-OF-WAY LINE OF N FM 620 RD SB, RIGHT-OF-WAY VARIES), AND BEING THE SOUTHEAST CORNER OF SAID LOT 6, AND BEING AN EXTERIOR ELL CORNER OF LOT 4, BLOCK "A", ALSO OF SAID RESUBDIVISION OF WALDEN PARK, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD WITH "BURY" CAP FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID N FM 620 RD SB, AND BEING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK "A", ALSO OF SAID RESUBDIVISION OF WALDEN PARK, AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK "A" OF THE ARNOLD SUBDIVISION AT WALDEN PARK A RESUBDIVISION OF THE AMENDED PLAT OF THE ARNOLD 1 SUBDIVISION SECTION 1, RECORDED IN CABINET BB, SLIDES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.) BEARS, N68°59'36"E, A DISTANCE OF 434.80 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 45 AND THE SOUTH LINE OF SAID LOT 6, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) S68°59'36"W, A DISTANCE OF 122.61 FEET TO A 1/2-INCH IRON ROD WITH "SURVCON" CAP FOUND FOR AN EXTERIOR ELL CORNER HEREOF,
- 2) N20°07'20"W, A DISTANCE OF 3.57 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN INTERIOR ELL CORNER HEREOF,
- 3) S69°46'36"W, A DISTANCE OF 106.57 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR AN ANGLE POINT HEREOF,
- 4) S77°37'19"W, A DISTANCE OF 61.41 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 5) S73°31'33"W, A DISTANCE OF 82.61 FEET TO A 1/2-INCH IRON ROD WITH "SURVCON" CAP FOUND FOR A POINT OF CURVATURE HEREOF,
- 6) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 1,031.64 FEET, WHOSE ARC LENGTH IS 72.49 FEET, AND WHOSE CHORD BEARS S71°19'15"W, A DISTANCE OF 72.47 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR A POINT OF COMPOUND CURVATURE HEREOF,
- 7) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 7,595.36 FEET, WHOSE ARC LENGTH IS 34.22 FEET, AND WHOSE CHORD BEARS S69°05'06"W, A DISTANCE OF 34.22 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF NON-TANGENCY HEREOF,
- 8) S86°33'37"W, A DISTANCE OF 27.98 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 9) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 7,587.22 FEET, WHOSE ARC LENGTH IS 60.36 FEET AND WHOSE CHORD BEARS S69°53'33"W, A DISTANCE OF 60.36 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR A POINT OF COMPOUND CURVATURE HEREOF, AND
- 10) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 687.20 FEET, WHOSE ARC LENGTH IS 360.10 FEET AND WHOSE CHORD BEARS N72°26'12"W, A DISTANCE OF 356.00 FEET TO A 1/2-INCH IRON ROD WITH "SURVCON" CAP FOUND FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE REMAINDER OF LOT 2, ALL STAR SUBDIVISION, RECORDED IN CABINET E, SLIDES 109-110 (P.R.W.C.T.), AND BEING THE NORTHWEST CORNER OF SAID LOT 6;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID N FM 620 RD SB, WITH THE NORTH LINE SAID LOT 6 AND THE SOUTH LINE OF SAID REMAINDER OF LOT 2, N69°03'04"E, A DISTANCE OF 334.71 FEET TO A 1/2-INCH IRON ROD WITH "SURVCON" CAP FOUND FOR AN EXTERIOR ELL CORNER HEREOF, FROM WHICH A MAG NAIL WITH "BURY" WASHER FOUND IN THE EAST LINE OF SAID REMAINDER OF LOT 2, AND BEING THE COMMON WEST CORNER OF LOT 1 AND LOT 4, BLOCK "A", BOTH OF SAID RESUBDIVISION OF WALDEN PARK BEARS, N20°58'31"W, A DISTANCE OF 596.16 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 6, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S20°58'31"E, A DISTANCE OF 26.21 FEET TO A 1/2-INCH IRON ROD WITH "BURY" CAP FOUND FOR AN INTERIOR ELL CORNER HEREOF,
- 2) N68°54'27"E, A DISTANCE OF 509.08 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR THE NORTHEAST CORNER HEREOF, AND
- 3) S21°06'28"E, A DISTANCE OF 229.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.6671 ACRES (159,740 SQUARE FEET) MORE OR LESS.

**RESUBDIVISION OF
LOT 6, BLOCK "A" OF
RESUBDIVISION OF
WALDEN PARK
City of Austin,
Williamson County, Texas**

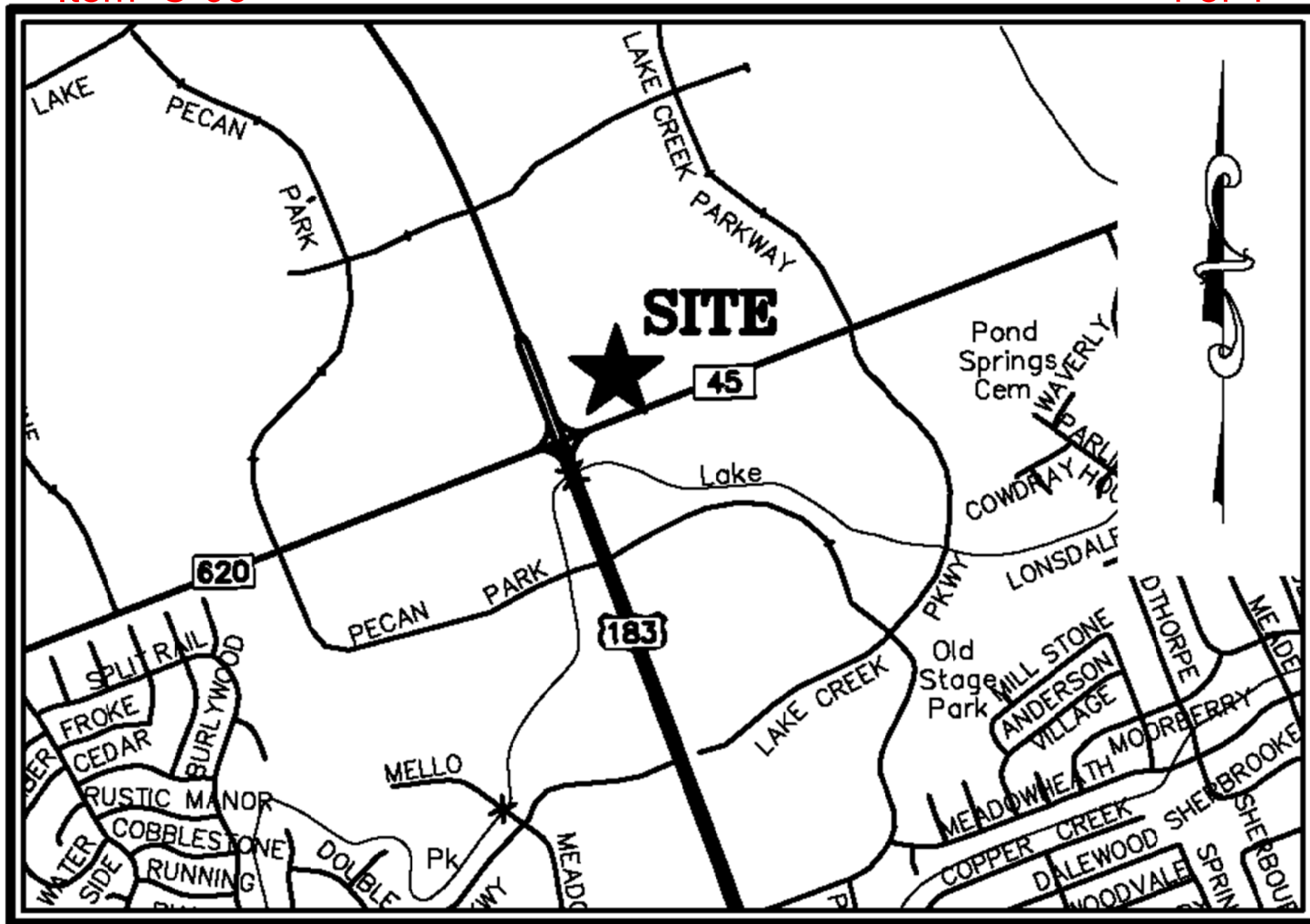


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WWW.4WARDLS.COM (512) 537-2384
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Date: 11/20/2015
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Survey Date: MAY 2015
Sheet: 2 OF 2

C8-2015-0150.0A

P:\00410\Drawg\00410_Plot.dwg



VICINITY MAP